FOR SALE

Guide Price £225,000

Stutts End, Cotford St Luke, Taunton



Modern 2 bed home in sought after Stutts End, Cotford St Luke. No onward chain! Perfect for first-time buyers or investors, featuring a bright living/dining space opening to an enclosed garden, a functional kitchen, and cloakroom. Upstairs, both double bedrooms boast their own private en-suites.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am - 1.00pm

TRG Lawrence & Son. 4 Station Road, Taunton, Somerset TA1 1NH
www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

An exceptional and unique opportunity to acquire a modern, two bedroom home situated in the highly sought after development of Stutts End, Cotford St Luke. Offered to the market with the significant benefit of no onward chain, this well proportioned property is perfect for first-time buyers, downsizers, or landlords looking for a premium investment layout.

The property opens into a welcoming entrance hallway that sets a comfortable tone for the home with a cloakroom. The ground floor spaces are designed for modern living, boasting a bright and airy living area perfect for relaxing, with patio doors to a fully enclosed garden, alongside a functional kitchen setup built to maximize space and usability.

What truly sets this property apart is its upstairs layout, offering unparalleled privacy for both residents and guests:

Bedroom One: A spacious double room complemented by its own private en-suite shower room.
Bedroom Two: Another well-proportioned double bedroom, complete with a private en-suite bathroom.
There is also the benefit of covered parking.

Situated approximately 4 miles northwest of Taunton, Cotford St Luke blends peaceful Somerset countryside living with easy access to urban conveniences. The village itself offers a vibrant community spirit and excellent day-to-day amenities, including: A local convenience store, village hall, The Chapel, a popular local public house/restaurant and extensive recreational green spaces and countryside walks For broader commuting, Taunton town centre is just a short drive or bus ride away, offering a mainline railway station (with direct links to London Paddington) and access to the M5 motorway.











Sitting/Dining Room c.17’7 x 12’6 (5.35m x 3.81m)

Kitchen c.10’ x 6’2 (3.04m x 1.87m)

Bedroom 1 c.12’6 x 9’3 plus door recess (3.81m x 2.81m)

Bedroom 2 c.12’6 x 8’3 (3.891m x 2.51m)

Council Tax Band :- B

Construction :- Brick under a tiled roof with double glazing.

Utilities :- Mains electric, gas, water and drainage.

Flood Risk :- Surface medium, river and sea very low.

Primary School Catchment :- Cotford St Luke Primary.

Secondary School Catchment :- Kingsmead School.

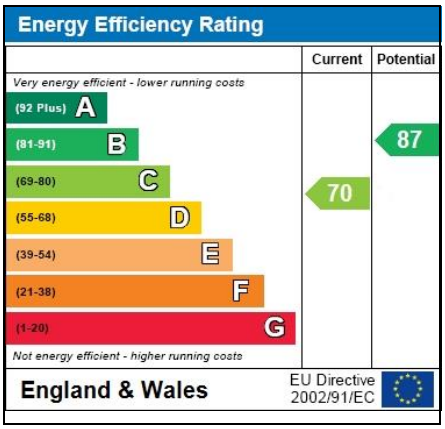














Directions

From Taunton head out on the Minehead Road, pass Norton Manor Camp and at the roundabout turn right signed Cotford St Luke, upon entering the village you will get to a roundabout, turn right and Stutts end will be found on your right.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OFTHEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.